



## 3 Pond Cottages | Great Edstone, York

3 Pond Cottages has a wealth of charm and character throughout situated in this sought after village location overlooking the village green. The accommodation comprises; Sitting room with feature fireplace, inner hall way, good sized dining kitchen and bathroom on the ground floor. First floor comprising two double

bedrooms and cloakroom with wash hand basin and w.c., Externally there is a small front garden and enclosed rear garden with outbuilding. The Property is being offered with NO UPWARD CHAIN and INTERNAL VIEWING IS HIGHLY RECOMMENDED.



**Guide Price £205,000**

# 3 Pond Cottages | Great Edstone, York



## Accommodation Comprises

Entrance Door leads to:

### Sitting Room/Dining Area

13'5" max x 19'0" (4.09 max x 5.79)

Double glazed window to the front elevation with window seat, exposed timbers to ceiling and over window, feature brick fireplace with wooden mantle, tiled hearth, multi fuel burner, understairs storage cupboard, stairs to first floor landing, two wall mounted heaters and additional storage cupboard.

### Hallway

Inner hallway that could be utilised as a study area has built in airing cupboard with immersion heater and cupboard above having shelving.

Door to Bathroom, access to roof space.

### Dining Kitchen

14'3" x 9'10" (4.34 x 3.00)

Comprising stainless steel single drainer sink unit set within rolled edge work surfaces with tiled splash backs, further wall and base units incorporating drawer compartments, space for cooker with extractor canopy over, plumbing for automatic washing machine, space for fridge, plumbing for dishwasher, wall mounted electric heater, double glazed window to the rear elevation, door to outside.

### Bathroom

Comprising tiled panelled bath, separate shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., wall tiling, chrome heated towel rail, light with shaver point and double glazed velux window, extractor fan.





## First Floor

Landing

Access to roof space.

## Front Bedroom

13'9" x 7'11" (4.19 x 2.41)

With wall mounted electric heater, double glazed window to the front elevation with exposed timber, part wood panelling to walls.

## Rear Bedroom

10'1" x 7'11" (3.07 x 2.41)

With wall mounted electric heater, double glazed window to the rear elevation and exposed timbers, part wood panelling to walls.

## Cloakroom

With low flush w.c. and wash hand basin, part wood panelling to walls.

## Outside

The right of way through to the neighbouring properties for number 4. Gate leads to additional garden with paved area, flower/shrubbery borders, apple tree and various other trees and shrubs and fencing to boundaries. Door to outbuilding, concrete block with roof and double glazed windows and door with light and power 11' x 10'. Pretty front garden being enclosed.

## Services

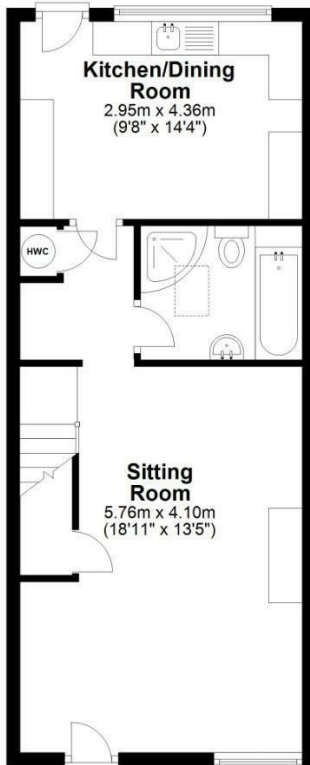
Mains water, electricity and drainage are connected.



# 3 Pond Cottages | York

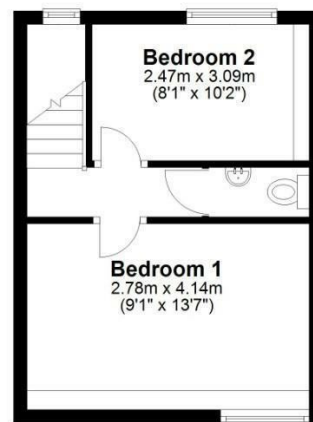
## Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



## First Floor

Approx. 24.2 sq. metres (260.6 sq. feet)



Total area: approx. 70.1 sq. metres (755.0 sq. feet)  
**3 Pond Cottages, Gt. Edstone**

### VIEWING

Strictly by appointment with the agents

### COUNCIL TAX BAND

B

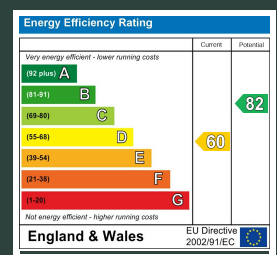
### ENERGY PERFORMANCE RATING

D

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
Est. 1801